

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20483 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-20481) and Rezoning (ZON-20482) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 04/30/07; and landscape plan, date stamped 05/02/07; and lighting plans, date stamped 03/13/07, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect the changes herein: passenger drop-off and pick-up zone to be modified so as not to conflict with existing traffic calming devices on Mesquite Avenue; and five handicapped parking spaces including one van-accessible parking spaces to be provided pursuant to Title 19.10.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
12. The lights can only operate until 10 p.m.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development to redesign the proposed driveway access to avoid conflicts with the existing traffic calming devices within Mesquite Avenue prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
14. Mesquite Avenue shall be posted as "No Parking" adjacent to this site concurrent with development of this site unless, otherwise allowed by the City Traffic Engineer.
15. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive and Mesquite Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road and Mesquite Avenue public right of way adjacent to this site prior to the issuance of any permits.
17. Site development to comply with all applicable conditions of approval for ZON-20482 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a proposed Community Recreation Facility (Public) at an existing church at 401 North Rancho Drive. This application is related to a proposed General Plan Amendment (GPA-20481) from L (Low Density Residential) to PF (Public Facilities) and a Rezoning (ZON-20482) from R-1 (Single Family Residential) to C-V (Civic).

The proposed Community Recreation Facility (Public) consists of a specialized baseball field, custom designed with a rubberized turf, wheelchair accessible dugouts, and a flat surface to eliminate barriers to wheelchair-bound or visibly impaired players. Additional handicapped parking will be included.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/10/05	A Variance (VAR-5713) to allow an existing sign to be raised to 13 feet where the maximum height allowed is 8 feet was withdrawn without prejudice at the Planning Commission Meeting. Staff recommended denial.
06/08/06	A Site Development Plan Review (SDR-13284) for an Outdoor Recreational Facility was pulled prior to the Planning Commission Meeting as the proposed use required a General Plan Amendment and Rezoning.
04/26/07	The Planning Commission held in abeyance this application along with companion General Plan Amendment (GPA-20481) and Rezoning (ZON-20482) at the applicant's request in order to reduce the traffic impact on Mesquite Avenue and preserve existing traffic calming devices.
05/10/07	<p>The Planning Commission recommended approval of companion items GPA-20481 and ZON-20483 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24/r1).</p>
<i>Related Building Permits/Business Licenses</i>	
08/01/84	Active Business License N15-0239-01306 issued on the subject site to First Christian Child Care for Child Care and Pre-school.
11/18/04	A Building Permit under plan check number L-3955-04 was issued for a sign on the subject site.
<i>Pre-Application Meeting</i>	
02/05/07	A pre-application meeting was held to discuss this application and the applicant was informed of the submittal requirements. The applicant was further informed regarding the neighborhood meeting requirements associated with the companion request for a General Plan Amendment.

04/06/07	A follow-up meeting was held to discuss alternatives to the proposed driveway on Mesquite Avenue to minimize conflict with the existing traffic calming devices.
----------	--

Neighborhood Meeting	
03/29/07	A neighborhood meeting was held at the First Christian Church Fellowship Hall at 101 South Rancho. Nine citizens attended and were generally in support of the proposal. Issues discussed included the lighting, and types of use for the recreation facilities.

Field Check	
03/22/07	A field check was conducted to confirm conditions on the subject site, including parking, landscaping and existing structures and uses, as well as the adjacent traffic calming devices.

Details of Application Request	
Site Area	
Gross Acres	4.81

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church/House of Worship	L (Low Density Residential)	R-1 (Single-Family Residential)
North	Undeveloped, Non-profit organization	PF (Public Facilities) O (Office)	C-V (Civic) R-1 (Single-Family Residential) under Resolution of Intent to O (Office)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
West	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District - 140 Feet	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

- **Airport Overlay**

The proposed Community Recreation Facility (Public) includes no structures that are of sufficient height to cause any impact on the airport overlay district.

- **Trail**

A Pedestrian Path alignment is designate along the east side of Rancho Drive, adjacent to the proposed development. A Pedestrian Path is a dedicated route for pedestrians and other trail users proposed for rights-of-way in developed areas where enough right-of-way to accommodate a multi-use trail cross section requirement is not available. The proposed development is on the opposite side of the subject site and will not negatively impact the designated Pedestrian Path.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the development standards in the C-V zone, including parking and landscaping requirements, are established by the Site Development Plan review.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	203,429 SF
Min. Lot Width	243 Feet
Min. Setbacks <ul style="list-style-type: none">• Front• Side• Corner• Rear	75 Feet 15 Feet 38 Feet 15 Feet
Min. Distance Between Buildings	27.5 Feet
Max. Building Height	16 Feet
Trash Enclosure	83.28 Feet
Mech. Equipment	Screened

Pursuant to Title 19.06, landscaping standards in the C-V (Civic) zone are to be established by the approval of a Rezoning or Site Development Plan Review.

The proposed Landscape Plan will include 56 trees of a minimum size twenty-four inch box. This includes seven trees along seven along the Mesquite Avenue frontage, where six would be required in a standard zoning district. Also, 13 trees will be located along the southern property line and 13 will be located along the eastern property line where twelve trees would be required along each property line in a standard zoning district. In addition, 456 five-gallon shrubs, 142 one-gallon shrubs and 52 landscape boulders will be planted or placed on the site.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church	100 Seats	1 space per four seats	25	NA		NA	
Community Recreation Facility	1,200 square feet of gross floor space	1 space per 200 square feet	6	NA		NA	
SubTotal			31	NA	110	NA	
TOTAL (including handicap)			31		110		Y*

* Five handicapped accessible parking spaces including one van accessible space will be required as a condition of approval.

ANALYSIS

- **Zoning**

The subject site is currently zoned R-1 (Single-Family Residential) within the L (Low Density Residential) General Plan Land Use Designation. A companion General Plan Amendment (GPA-20481) seeks to change the designation from L to PF (Public Facilities) while an application for Rezoning (ZON-20482) will change the subject site from R-1 to C-V (Civic). The proposed Community Recreation (Public) use is permitted in the C-V (Civic) zone which is further consistent with the P-F (Public Facilities) General Plan designation. Development standards for the C-V (Civic) zone are determined by the Site Development Plan Review process. This application, if approved, will satisfy this requirement.

- **Site Plan**

The proposed site plan consists of a smaller-than-regulation, modified little league field consisting of a flat, rubberized surface to accommodate visually and otherwise disabled participants. Two wheelchair accessible dugouts, three sets of bleachers and a trash enclosure will accompany the field. A 1,200 square-foot accessible restroom, snack bar and storage facility will be located to the west of the field; and an accessible playground and tree-house play structure will be built to the east of the field. A passenger loading zone to the north of the proposed field will be accessed by an existing driveway from Mesquite Avenue, and an on-site cul-de-sac bulb will allow for vehicle turnaround, eliminating any need for additional driveways and protecting existing traffic control devices.

- **Parking**

110 parking spaces are provided where 31 would be required for the existing and proposed uses. However, the proposed site plan did not indicate the five handicapped parking spaces, including one van-accessible space that are necessary which will be required as a condition of approval.

- **Elevations, Floor Plans**

The proposed concessions and recreation building is a 52.75 foot by 22.75 foot structure constructed of alternating tan split-faced and smoothed CMU wall. A blue standing seam metal roof peaks at a maximum height of 16 feet. A small Wall Sign bearing the logo and name of The Miracle League is adjacent to the snack bar window. The architecture of the structure is consistent with Title 19 standards, and the building materials proposed are appropriate to the neighborhood and the city at large.

- **Landscaping**

The proposed Landscape Plan will include 56 trees of a minimum size twenty-four inch box. This includes seven trees along seven along the Mesquite Avenue frontage, where six would be required in a standard zoning district. Also, 13 trees will be located along the southern property line and 13 will be located along the eastern property line where twelve trees would be required along each property line in a standard zoning district. In addition, 456 five-gallon shrubs, 142 one-gallon shrubs and 52 landscape boulders will be planted or placed on the site.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed Community Recreation Facility (Public) is compatible with the adjacent development and will provide recreation opportunities for an underserved population in the immediate area, and in the city at large.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed Community Recreation Facility (Public) is consistent with the General Plan, the Iron Mountain Ranch Master Plan and Title 19.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The proposed Community Recreation Facility (Public) will be a relatively low-intensity use, and will not significantly impact adjacent roadways or neighborhood traffic patterns. Special care was taken to minimize the impact of this development on Mesquite Avenue and to preserve all existing traffic calming devices.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood. In addition, the Multi-Use, Non-Equestrian recreational trail along the northern perimeter will further enhance the aesthetics of the site.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The proposed structures will be appropriate for the Community Recreation Facility (Public) use and will be compatible with adjacent development.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission added condition #12 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 412 by Planning Department

APPROVALS 0

PROTESTS 0